069.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	623,400	/	623,400
USE VALUE:	623,400	/	623,400
ASSESSED:	623,400	/	623,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWNIE DOUGLAS J & JACQUELINE
Owner 2:	TRS/ DOUGLAS J DOWNIE TRUST
Owner 3:	JACQUELINE M DOWNIE TRUST
Street 1:	42 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOWNIE DOUGLAS J--ETAL -
Owner 2:	DOWNIE JACQUELINE M -
Street 1:	42 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,070 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1570 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5070.000	222,200	700	400,500	623,400
Total Card	0.116	222,200	700	400,500	623,400
Total Parcel	0.116	222,200	700	400,500	623,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.07 | /Parcel: 397.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43768
GIS Ref	
GIS Ref	
Insp Date	10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	222,200	700	5,070.	400,500	623,400	623,400	Year End Roll	12/18/2019
2019	101	FV	181,300	700	5,070.	371,900	553,900	553,900	Year End Roll	1/3/2019
2018	101	FV	181,300	700	5,070.	371,900	553,900	553,900	Year End Roll	12/20/2017
2017	101	FV	181,300	700	5,070.	326,100	508,100	508,100	Year End Roll	1/3/2017
2016	101	FV	181,300	700	5,070.	297,500	479,500	479,500	Year End	1/4/2016
2015	101	FV	180,400	700	5,070.	263,200	444,300	444,300	Year End Roll	12/11/2014
2014	101	FV	180,400	700	5,070.	248,900	430,000	430,000	Year End Roll	12/16/2013
2013	101	FV	180,400	700	5,070.	236,800	417,900	417,900		12/13/2012

!5894!

PRINT

Date	Time
12/10/20	20:43:15

LAST REV

Date	Time
04/16/19	15:11:47
apro	
5894	

USER DEFINED

Prior Id # 1:	43768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWNIE DOUGLAS	1524-118		4/3/2018	Convenience	100	No	No		
	876-155		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	189	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
11/12/1999	Inspected	256	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
7/24/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5070		Sq. Ft.	Site		0	70.	1.13	12									400,469						400,500	

Total AC/HA:	0.11639	Total SF/SM:	5070	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	400,469	Spl Credit		Total:	400,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.31878972
Const Adj.:	0.99989998
Adj $ / SQ:	125.273
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321992
Depreciation:	99818
Depreciated Total:	222175

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

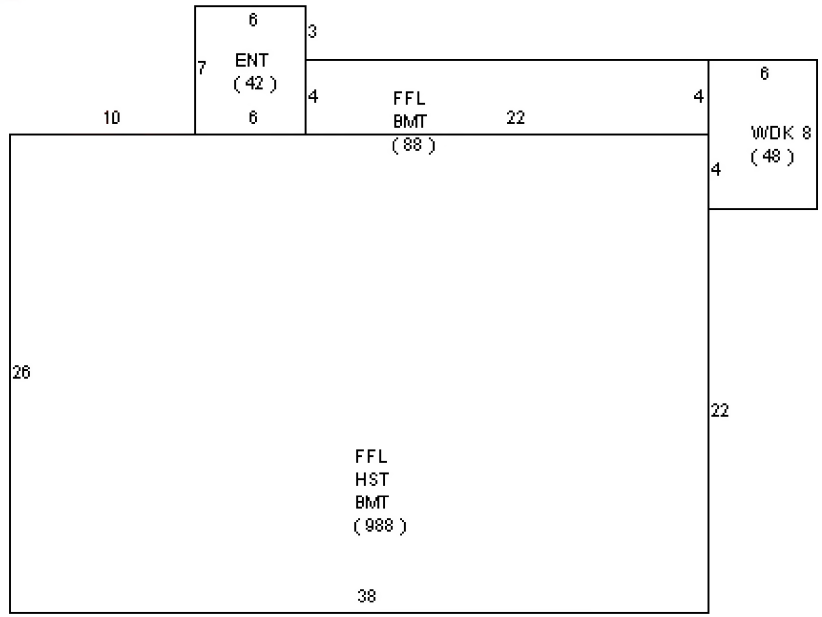
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	125.27
Special Features:	0	Val/Su Net:	81.21
Final Total:	222200	Val/Su SzAd	141.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,076	37.580	40,438
FFL	First Floor	1,076	125.270	134,793
HST	Half Story	494	125.270	61,885
WDK	Deck	48	16.000	768
ENT	ENTRY	42	26.400	1,109

Net Sketched Area:	2,736	Total:	238,993
Size Ad	1570	Gross Are	3230	FinArea	1570
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X16	A	AV	1975	3.55	T	35.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700